

DEMOLITION PROCEDURES 358 SHANNON AVE NEWTOWN

All Demolition works are to be carried out in accordance with 'Building Regulation 117' and 'AS2601-2001 The Demolition of Structures'

STRUCTURAL

- Identify materials - primary, structural & Secondary lining materials
- Locate hazardous materials - notify authorities as required by OH & S legislation.
- Identify any special structural systems e.g. post tensioning, bracing systems, elements resisting vertical loads, elements resisting horizontal loads, etc.

SERVICES

- Locate & identify services & supply mains - water, electricity, gas & extent of reticulation.
- Locate & establish the extent of other services such as sewerage & drainage.

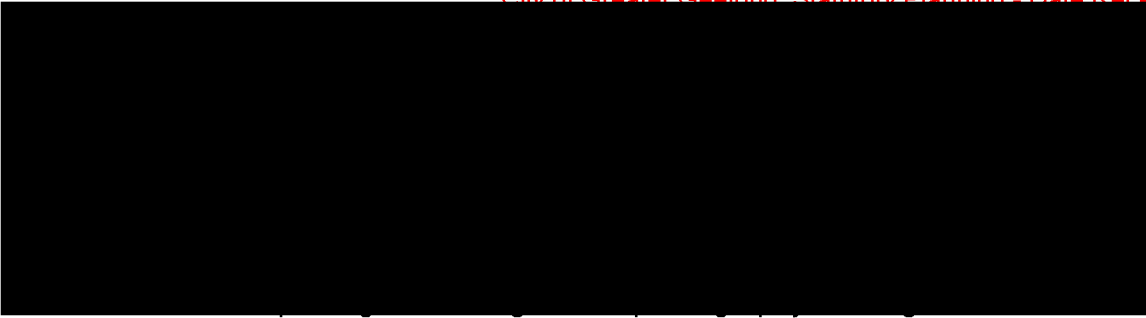
SITE

- Determine base level & location.
- Locate depths of adjoining property footings where building being demolished is close to the boundary or is likely to have an effect on the adjoining property. Notify the Building Surveyor if any form of protection of adjoining property is required.
- Locate & identify any common support structure for adjoining property.
- Determine the location of any underground tanks or the like.
- Determine suitable site entry points for personnel & plant, equipment etc., & access to & from the site for vehicles.
- Examine and record the condition of adjoining buildings particularly where they are close to the property boundary.
- Determine crossing & infrastructure protection by hoarding, crossover boarding etc.

WORK PLAN

- Disconnect all services, Power Water Gas etc.
- Determine stormwater & sewer drains and seal at points of discharge.
- Undertake any protection of the adjoining property as required &/or as determined by the Building Surveyor & provide temporary wall bracing & shoring where required.
- Remove loose or attached equipment, fittings & built in fixtures, internally & externally.
- Remove external wall cladding, chimneys AS required, detached outbuildings & lean to structures.
- Remove internal linings. Ensure the building is adequately braced during the removal of cladding.
- Remove plumbing & electrical reticulation.

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- Remove roof covering restraining & loose materials to ensure against the possibility of materials becoming airborne.
 - Remove roof structure & provide temporary bracing & shoring as required.
 - Remove wall panel or framing & provide temporary bracing & shoring as required.
 - Remove floor structure.
 - Remove footings.
 - Clean up site fill in excavations, check for any hazards, clean site entry points & infrastructure where necessary.

DAILY CHECKS

- Ensure all openings, elevated free edges are properly guarded.
- Ensure temporary hoarding, bracing, shoring & propping is tight & secure & in place as required to protect both workers & public.
- Ensure all potential fire & safety hazards are eliminated & services disconnected are secured.
- Ensure all hazardous materials are removed or covered as required by OH & S legislation.
- Ensure partly demolished elements are stabilized & loose materials are secured against inclement weather.
- Ensure emergency access routes are clear of debris.
- Ensure all boundaries are secured against unlawful entry.
- Ensure public access ways, footpaths & thoroughfares are clear of demolished materials & any hazards are properly lit, guarded & marked.
- Ensure demolished materials are not allowed to remain on any floor or structure if the weight of those materials exceeds the safe carrying capacity of the floor or structure.
- Ensure that no wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.

NOTE

- Demolition shall at all times be under the continuous supervision of the demolisher.
- The site shall be fenced or suitably barricaded to prevent public access during the demolition process.



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Wall Opening

1. Confirm that the existing stud walls above (ground floor) has a full bearing onto the timber floor joists above the wall to be demolished. Do not proceed further without consulting engineer if this cannot be confirmed.
2. Install timber spreaders (2No. scaffold boards strapped together or similar) running parallel to the wall to be removed to the floor and ceiling of the lower ground floor offset approximately 300mm from the crosswall.
3. Install Acrow props, minimum 4No. between the floor and ceiling spreaders at 600mm centres.
4. Ensure the ground floor is not loaded.
5. Remove section of stud wall as agreed. Brace studs with diagonal props in each direction.
6. Install new beams as indicated on drawings ,Bolt any steel beam to timber posts as indicated
7. Remove temporary propping and spreaders.

This method statement sets out to demonstrate our ability to carry out the works in the optimum time, in the most viable and safe manner to achieve a completed project to the satisfaction of all parties involved.

